



Connells

Woodland Drive
St. Albans



Property Description

Occupying a generous plot in one of St Albans' most desirable residential pockets, this is a home ready to be reimagined. Whether you're considering modernisation, extension or a full transformation (subject to the relevant planning consents), the opportunity here is clear - create a substantial, long-term family home in a premium setting.

A welcoming entrance porch leads into a spacious hallway. The front sitting room flows effortlessly into a second reception room, providing flexible living space ideal for growing families, entertaining or home working. The kitchen connects through to a dining area that opens directly onto the rear garden - perfectly positioned for the creation of a stunning open-plan kitchen and family space overlooking the garden.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, served by a generous shower room.

The rear garden is a standout feature. A large patio leads onto an expansive lawn that offers both privacy and space to grow. There is also an outhouse which presents exciting possibilities.

To the front, ample driveway parking accommodates several vehicles with ease.

Woodland Drive remains one of St Albans' most sought-after addresses. The Ofsted-rated Outstanding Beaumont School is just moments away (approximately 614 metres), while local shops, parks and green spaces are all within easy reach. St Albans city centre and the mainline station provide swift access into London St Pancras.



Lounge

12' 2" x 11' 5" (3.71m x 3.48m)

Reception Room

13' 4" x 12' 6" (4.06m x 3.81m)

Dining Room

19' 3" x 8' 1" (5.87m x 2.46m)

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m)

Bedroom One

13' 7" x 12' 2" max (4.14m x 3.71m max)

Bedroom Two

12' 5" x 11' 7" (3.78m x 3.53m)

Bedroom Three

11' 3" x 9' 1" (3.43m x 2.77m)





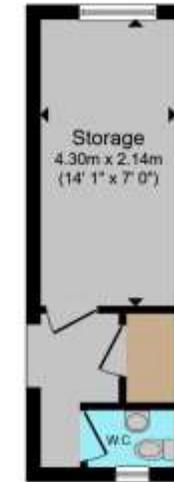




Ground Floor



First Floor



Outbuilding

Total floor area 127.5 m² (1,373 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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38 Chequer Street
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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

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